INDIANAPOLIS CITYWIDE COMMUNITY LAND TRUST
STRUCTURE

Statement of Need: Indianapolis housing costs continue to rise and low-income neighbors are forced to move, resulting in economic segregation and weakened communities. Communities are stronger when they promote long-term residence and economic diversity. Permanently affordable development can revitalize low-income neighborhoods without displacement, thereby preserving and strengthening communities. Permanently affordable development also preserves public investment in housing and increases the power of subsidies to improve communities and the lives of individuals through shared economic growth.

Mission: The primary mission of the Indianapolis citywide CLT will be to assist neighborhoods in providing affordable housing opportunities (homeownership or rental) for very low-income and low-income households, stewarding non-residential community assets and serving moderate income households to insure diversity and inclusion.

Service Area: The geographic service area of the Indianapolis Community Land Trust will be the city limits. The CLT will serve all neighborhoods within this area.

Focus: To assist Indianapolis neighborhoods in maintaining and expanding permanent affordable housing for very low-income, low-income and middle income households ensuring long-term economic diversity and inclusiveness in communities. The citywide CLT will do this by:

- Assisting neighborhoods in acquiring land for their community that is removed from the market, placed in a CLT and designated as owned and controlled by their community.
- Assisting neighborhoods in acquiring real estate, where the underlying land is placed in a CLT and designated as controlled by their community.
- Assisting neighborhoods in developing affordable housing options where the underlying land is placed in a CLT designated as controlled by their community.
- Providing technical assistance and support in leveraging resources, training and expertise to structure CLT real estate acquisitions and developments, maintain the properties and steward the success of CLT leaseholders.
- Advocating with the City for CLT first-right of refusal in the selling of properties by the City located in neighborhoods, as directed by the neighborhood leadership of the properties being offered.
- Advocating for capping property tax for both CLT homeownership and CLT Rental
- Advocate with funders in giving special consideration for projects that involve CLT ownership (IHCDA, City of Indianapolis, Federal Home Loan Bank of Indianapolis).
- Providing
  - education on what a CLT is and
  - Technical assistance how to implement the CLT model in neighborhoods
  - Provide for homeowner repair resources for CLT homeowners to both maintain the property for the CLT but to also keep a CLT homeowner in the home
  - Provide the ability of existing homeowners to put their home into a CLT- this protects our low income homeowners in the long term
○ Establish a replacement reserve system for CLT homes to maintain them in good condition.

**Governance Structure**

- **Board of Directors**
  The composition of the CLT Board of Directors will be made up of the following structure: The board will consist of 5-21 members. Two-thirds will be CLT leaseholders and neighborhood community representatives. The remaining one-third individuals with technical, legal expertise and others. Initially the CLT leaseholder seats and neighborhood community representatives may have to be filled by individuals from various neighborhoods/communities who are willing to volunteer their time until a process is created that allows CLT leaseholders and communities to select their representatives.
  
- **Deference with regard to decision making as it relates to the acquisition of land and property to be held by a community/neighborhood would be made at the neighborhood level. City-wide neighborhoods/orgs will be encouraged to participate by holding a seat for representation from each participating community for a person selected by residents from that neighborhood/community.**

- **Governance Policies**
  ○ **Community Grievance Policy** - Underrepresented neighborhoods or marginalized individual neighbors have the right to critique the representation, policies and actions of the CLT governance and board at the citywide level as well as the neighborhood level. For transparency, remonstrations should be submitted in writing."

- **The makeup of the Board will be inclusive and economically and culturally diverse will always be looking at and working to reflect the diversity of neighborhood/communities giving fair and equal representation.**

- **Working Committees**
  ○ Executive Committee
  ○ Finance Committee
  ○ Outreach Committee
  ○ Acquisition/Stewardship Committee

- **Governance Committees**
  These committees would be open to all and would elect board members to the board and could make motions to the board through their board member(s).
  ○ CLT Leaseholder/Homeowner Committee
  ○ Technical Expertise Committee
  ○ Neighborhood Committee

- **HFA Indy CLT Coalition**
  ○ The CLT coalition meets monthly. It is open to the participation of all neighborhoods, individuals and organizations interested in preserving and
expanding affordable housing for very low-income, low-income and moderate-income families and individuals.

Rights & Responsibilities

- **Board**
  - Establish, review, and when necessary, change the organization’s mission and purposes.
  - Establish strategic direction, including priorities, and ensure effective operational and long-term planning.
  - Ensure strong and responsible financial management and protection against risk and liability. Protect the tax exempt status of the organization.
  - Set organizational policies and procedures. Ensure compliance with applicable laws and ethical standards, maintain accountability and confidentiality,
  - Ensure citywide CLT decisionmaking is controlled and directed by CLT residents, business owners and neighborhood representation.
  - Hire and support staff to carry out organizational mission, programs and services.
  - Review and advise on land and community asset acquisition transactions.
  - Support neighborhood/community organization overseeing land use planning
  - Advocate for neighborhood decision making and control of land use planning and community economic development.
  - Help to educate the public about citywide CLT purpose, mission, programs and services

- **Neighborhood/Community Organization**
  - Provide neighborhood representation on CLT Board to regularly attend board and/or committee meetings.
  - Oversee land use planning for neighborhood/community and community development initiatives.
  - Exercise decision making at neighborhood level to determine what land and community assets to acquire and place in the CLT for neighborhood ownership and use.
  - Work with citywide CLT to acquire land and community assets to acquire for neighborhood ownership and use.
  - Help to educate the neighborhood/community about citywide CLT purpose, mission, programs and service
  - Participate in Indy HFA CLT Coalition meetings to discuss CLT related issues
  - Exercise collective right, that is with other communities, to remove Board members who they believe are not acting in the best interest of those at the neighborhood level.
  - Have the right to pull their properties from the CLT if it fails to operate in the neighborhood’s interest.